



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct Public Hearing to consider the Planning Commission's recommendation of approval to the City Council for a General Plan Amendment and Rezoning to change from a PQP (Public-Quasi Public) designation with a P (Public) zoning, to an LDR (Low-Density Residential) designation with an R-1 (Single Family), and certification of Negative Declaration ND-00-04 as adequate environmental documentation on behalf of First Baptist Church of Lodi for a property located at 109 North Mills Avenue.

MEETING DATE: August 16, 2000

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council adopt the Planning Commission's recommendations and approve the General Plan Amendment and Zone change.

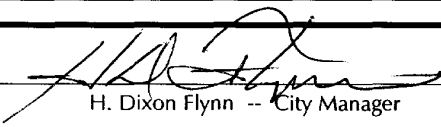
BACKGROUND INFORMATION: The First Baptist Church of Lodi, in conjunction with the Lodi Unified School District, is proposing to develop a new church facility at 109 North Mills Avenue. The partnership between the church and school district is a unique exchange of property that will, once completed, give the school district the site of the current church at 19 S. Central Avenue for the new charter school and the church will receive the approximate 5.9 acre excess property adjacent to the Mills Avenue middle school site.

The Planning Commission held a public hearing on July 26, 2000 and voted to recommend the two actions before the Council as well as approve a Use Permit that will allow the church to construct a new facility consisting of a sanctuary, administration/recreation building along with the appropriate parking, landscape and lighting.

As mentioned, the church is acquiring excess property from the school district. The Mills Avenue site was originally approved for a school around 1978. Accordingly, the site has been designated P-QP, Public-Quasi-Public with a Public zoning in the City's General Plan and Zoning Ordinance. Since the church facility does not fit within that designation, a change in the General Plan and zoning is required in order for the project to proceed. The General Plan and zoning felt to be most appropriate is LDR (Low Density Residential) with an R-1 (single-family residential) zoning classification. This is consistent with adjacent properties to the north and is also consistent with most churches elsewhere in the City.

The environmental review of this project shows negligible affects within the neighborhood. As an in-fill site, the standard utilities are in place and we find that the church provides a good fit into the community. Therefore, a recommendation to certify the Negative Declaration ND-00-04 as adequate documentation is warranted.

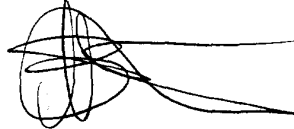
APPROVED: _____


H. Dixon Flynn -- City Manager

Council Communication
Meeting Date: August 16, 2000
Page 2

The requested actions represent the only viable alternatives for this proposal. Staff is very pleased with the relationship that has occurred between the church and school district. The pairing of the two uses adjacent to each other works well and makes the most use out of available land.

FUNDING: None required

A handwritten signature in black ink, consisting of a series of overlapping loops and a long horizontal stroke extending to the right.

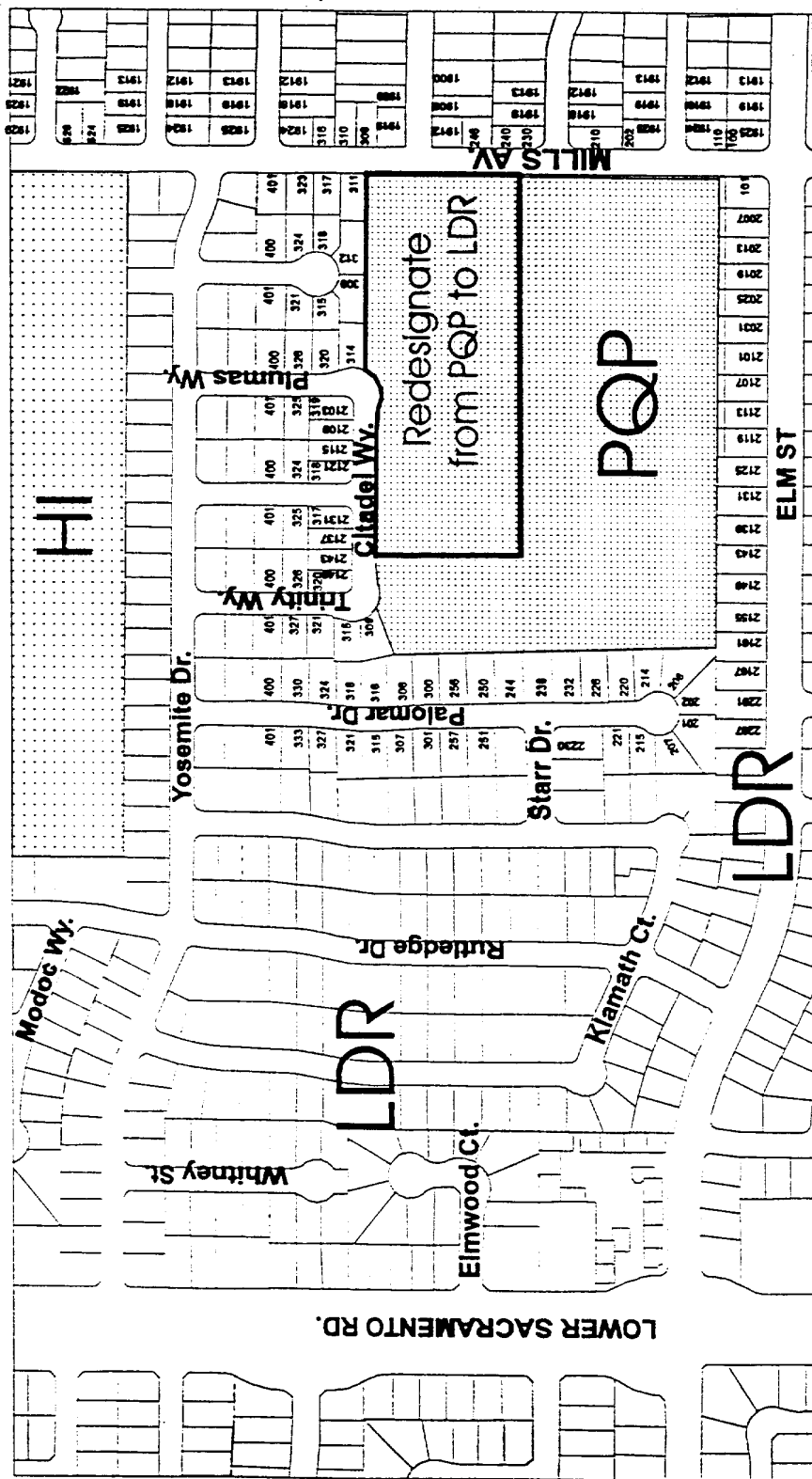
Konrad Bartlam
Community Development Director

Prepared by: Community Development Director

Cc: City Attorney

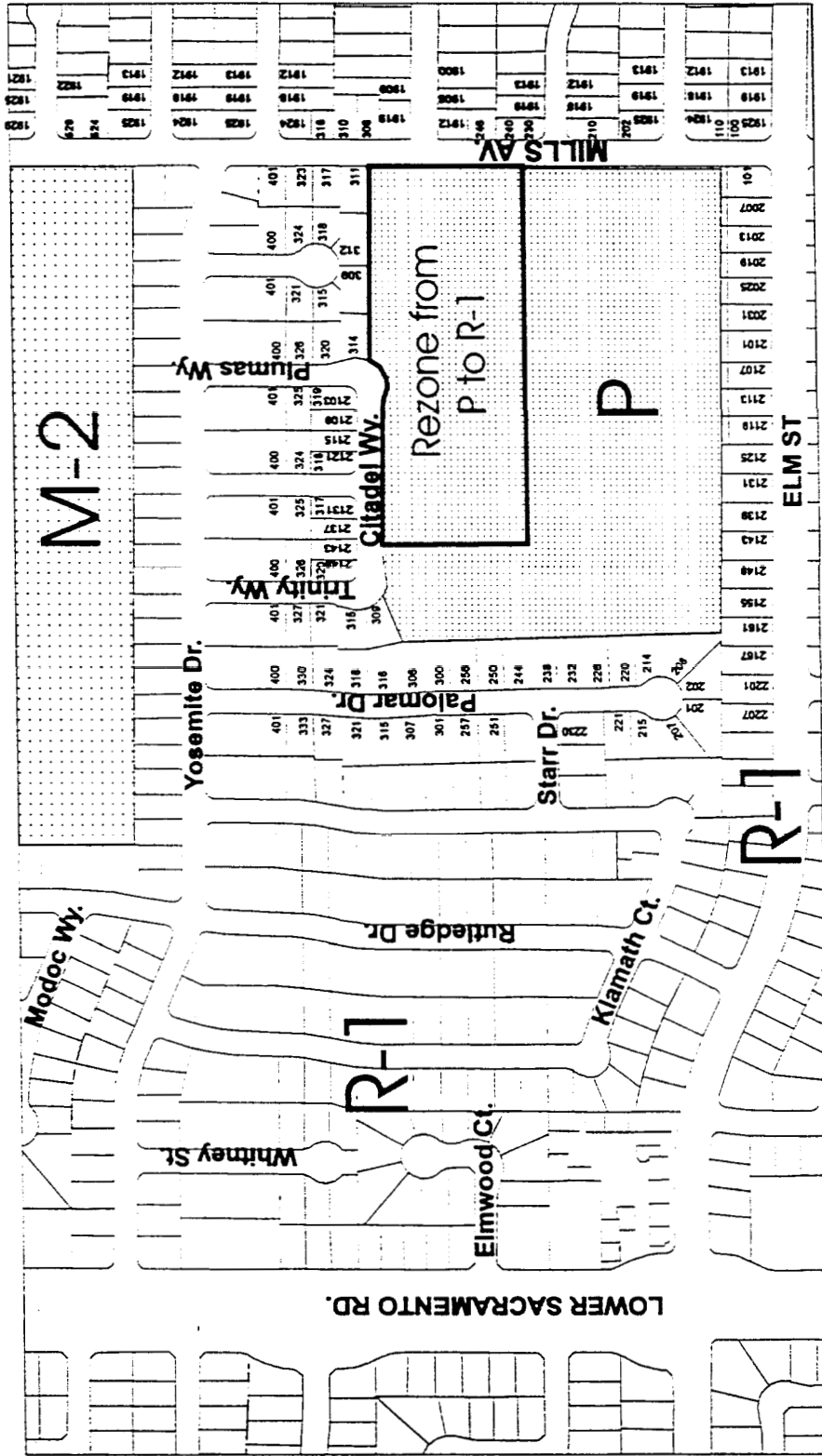
KB/lw

Attachments



Proposed General Plan Amendment





Proposed Rezoning





MEMORANDUM, City of Lodi, Community Development Department

To: Planning Commission
From: Community Development Department
Date: July 26, 2000
Subject: **The request of the First Baptist Church of Lodi for 1) a Use Permit allowing construction of a new church complex for the First Baptist Church of Lodi ; 2) a General Plan Amendment and Rezoning to change from a PQP (Public-Quasi Public) designation with a P (Public) zoning, to an LDR (Low-Density Residential) designation with an R-1 (Single Family), and the certification of Negative Declaration ND-00-04 as adequate environmental documentation for a property located at 109 North Mills Avenue.**

SUMMARY

The First Baptist Church of Lodi, with the participation of the Lodi Unified School District, is proposing to develop a new church facility on a parcel currently owned by the district, located at 109 North Mills Avenue. The church is presently operating at 19 South Central Avenue in Lodi. A charter school is planned to begin operation at the Central Avenue location, corresponding with the church's plans to relocate to Mills Avenue. Integral to this project is a request that both the General Plan designation and Zoning classification be changed, and that a Use Permit be issued. The filing of a Parcel Map to create a new parcel is also required and will be presented to the Commission at a future meeting. After completion of the project, the church will occupy a 5.9 acre parcel adjacent to the residences on the northern boundary.

Improvements to the site are going to be done in two phases. Phase One improvements include a 26,000 square foot sanctuary, with an initial capacity of 700 persons. Sunday school classrooms are built into the rear of the sanctuary in such a way that they can be removed when Phase Two begins, allowing an expansion of the sanctuary for a total capacity of 1,300 parishioners. A two-story, 14,200 square-foot administration/recreational building, will also be built as part of Phase One. This building will house a gymnasium, a commercial kitchen, sixteen Sunday school classrooms, each of which could be used as classrooms or offices. Ancillary uses include roughly 340 parking spaces and associated drive aisles, landscaping, lighting, etc, and a children's play yard. Phase Two will encompass the conversion of the sanctuary into additional seating, and a two-story, 20,000 square-foot educational building, as well as additional parking. If funding permits, Phase Two may also include a 2,300 square foot music building.

BACKGROUND

The Lodi Unified School District currently owns the 19 acre subject site. This particular property was reviewed and approved as a part of the Millswood Subdivision in or around 1978. Planning Department records indicate an Environmental Impact Report was prepared on the subdivision, including the school site; however, no copies of the EIR have been found. At that time, 109 North Mills was planned for a middle school with a capacity of 800 students. For over twenty years, the land has been held in reserve until such time as the school district was ready to proceed. Due to changes in state law, a middle school can now be developed on a smaller piece of property than when this site was first approved. Therefore, the site is able to accommodate both a school for 800 students as well as the church.

ANALYSIS

The project under consideration is multi-faceted since it actually includes multiple requests. In order to proceed with the construction of a new church facility at 109 North Mills Avenue, the applicant has applied for an amendment to the General Plan. Accompanying the GP/LU amendment is an application to rezone the property to R-1, Single Family. Furthermore, a Use Permit from the Planning Commission is required to locate a church in an R-1 zone. Finally, the church is required to apply for a Parcel Map to create the new 5.9 acre parcel, which will be the site of the new facility.

GENERAL PLAN AMENDMENT AND REZONING

Under the current land use designation of P-QP, Public-Quasi Public with a Public zoning, a church is not permitted at the subject location. Therefore, a change is needed to permit the use at this site. As requested, the new designation, if approved, will be LDR (Low Density Residential) with an R-1 (Single Family Residential) zoning designation. Among other things such as schools, community centers and museums, a church is allowed in this zone after approval of a Use Permit. Other zoning categories also permit churches either by right or with a Use Permit. Staff's opinion is that the R-1 zone is the best fit for this use as most of the surrounding neighborhood is also zoned R-1, with some R-2. Typically, churches are found in areas zoned for single family residential. Staff does not anticipate any problems as a result of the GP-LU amendment and zoning action.

USE PERMIT

As mentioned previously, the proposed First Baptist Church of Lodi is going to be developed in two phases. Improvements under the first phase consist of two structures, the first is a 26,000 square-foot sanctuary, with an initial capacity of 700 persons, and the second is a two-story 14,200 square-foot administration/recreational building. Accessory features in phase one, include a cross tower, a children's play yard, an outdoor barbecue pit, a four-foot iron fence along the walkway at the rear of the sanctuary, a six-foot masonry wall along a portion of the north property line, and miscellaneous landscaping and site lighting.

The worship and administration buildings are constructed in such a way that they are connected in the middle by a central covered lobby. Buildings are oriented with one corner facing the street; in other words, no building elevation is parallel to Mills Avenue, rather it is set at an off angle. Setbacks are generous, approximately 260 feet off Mills Avenue, and 65 feet along the north side adjacent to residences. Parking spaces and related drive aisles are located in front of the sanctuary all the way out to within 20 feet of Mills Avenue. Furthermore, parking spaces flank the structures on the south side as well.

At build-out under the proposed master plan, the capacity of the sanctuary will be increased to 1,300 parishioners by converting a portion in the rear of the building devoted to classrooms into additional seating. Subject to funding availability, a music building addition is planned on the north east corner of the sanctuary creating a new setback of 50 feet from the north property line. Phase two will also see the addition of an education building, with plaza on the east side, larger fellowship and youth lawn areas, 35 more parking spaces on the west side, and an emergency vehicle entrance onto Citadel Way.

In accordance with our standard for churches, parking is required at a ratio of one space per four seats, each 18 inches of pew equaling one seat. A total of 175 spaces are needed to serve the church after completion of phase one, with a capacity of 700. At this time, 252 spaces will be installed, more than enough to adequately serve the use. For a maximum capacity of of 1,300 persons, the City requires 325 parking spaces. Construction of remaining parking spaces will be deferred until implementation of phase two. Ultimately, the church and the middle school will share parking on this site. A school and a church are well-matched co-users since they operate at different times and can both utilize the facilities, as each needs them during the week. In other words, staff is comfortable that the parking facilities shown at build-out are sufficient to serve both the church and the school since parking demand will not be generated for both uses concurrently.

In general, staff does not have a concern with the proposed church itself. In fact, staff's opinion is that this is an innovative project making good use of an existing infill site. As opposed to First Baptist going outside established areas of the City and perhaps annexing additional territory, they will remain within core urbanized areas. Not only are the church and future middle school able to utilize the subject property to its highest and best use, the project is also helping further the City's goals for infill development and open space/farmland preservation. This new facility will help the church meet the needs of its members as it continues to grow.

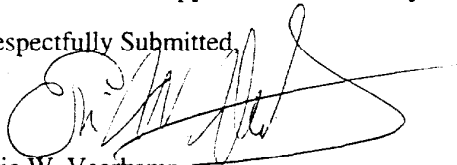
With respect to the anticipated Parcel Map required to create the 5.9 acre parcel, there was insufficient time to circulate it for necessary comments. Staff is in receipt of necessary application materials for the parcel map and will be scheduling it for the Commission's review at an upcoming meeting.

Specific site and design details will help define the ultimate appearance and operation of the church facility, and will also be important in determining how well it will blend in with the rest of the site and the neighborhood. Both the applicant and staff have acknowledged a need to revisit such details during the Site Plan and Architectural Review Committee (SPARC) process. Staff does not anticipate any outstanding or unusual issues on this project. Review and approval by SPARC is required prior to the start of any construction on the First Baptist Church project.

RECOMMENDATION

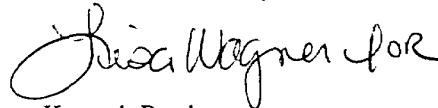
Staff recommends that the Planning Commission **approve the** request of First Baptist Church of Lodi for a Use Permit allowing construction of a new church complex **for the First Baptist Church of Lodi**, located at 109 North Mills. In addition staff recommends that the Planning Commission recommend approval to the City Council for approval of a **General Plan Amendment** and Rezoning to change from a PQP (Public-Quasi Public) designation with a P (Public) zoning, to an LDR (Low-Density Residential) designation with an R-1 (Single Family) zoning; and the certification of Negative Declaration ND-00-04 as adequate environmental documentation. Approvals shall be subject to the conditions on the attached Resolution.

Respectfully Submitted,



Eric W. Veerkamp
Associate Planner

Review and Concur,



Konradt Bartlam
Community Development Director

**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: July 26, 2000

APPLICATION NO'S: General Plan Land Use Amendment, GPA LU 00-01; Rezone Z-00-03; and Use Permit No.U-00-06.

REQUEST: Request of the First Baptist Church of Lodi for 1) a Use Permit allowing construction of a new facility for the First Baptist Church of Lodi ; and 2) a General Plan Amendment and Rezoning to change from a PQP (Public-Quasi Public) designation with a P (Public) zoning, to an LDR (Low-Density Residential) designation with an R-1 (Single Family) zoning.

LOCATION: 109 North Mills Avenue; APN No. 029-400-01

APPLICANT: The First Baptist Church of Lodi
19 South Central Ave.
Lodi, CA 95240

OWNER: Lodi Unified School District

Site Characteristics: The entire piece of property at 109 North Mills Avenue is one large square approximately 19 acres in size. The eastern edge of the property borders Mills Avenue, and the other sides are bordered by single family homes. The site itself has few, if any, distinguishing characteristics. It is dirt and weeds, but is not currently used for agriculture or any other purpose.

General Plan Designation: PQP, Public-Quasi Public

Zoning Designations: P, Public

Property Size: The size of the entire piece of property is 19 acres. A new 5.9 acre parcel will be created encompassing the project site.

Adjacent Zoning and Land Use:

North: R-2, Single Family Residential. The northern border of the parcel is approximately 1,000 feet long. From Mills Avenue going west, there are four residences backing up to the site along this edge, then Citadel Way runs adjacent to the site for roughly 550 feet, then there is one additional home.

South: R-1 and R-2, Single Family Residential. Directly adjacent on the south is vacant land which is planned to be developed as a middle school. Further south, single family homes make up the entire edge of the vacant parcel.

East: R-2, Single Family Residential. Adjacent on the east is Mills Avenue, across which are single family homes.

West: R-2, Single-Family Residential. Single family homes are adjacent to the subject property along the west.

Neighborhood Characteristics:

The project site sits squarely in the middle of single family residential uses in the north west quadrant of Lodi. The area surrounding the vacant 19 acre parcel is fully urbanized. Roughly 500 hundred feet to the north, separated by a block or so of residences is General Mill's manufacturing plant fronting onto Turner Road. Nevertheless, the neighborhood has a definite residential feeling and character.

ENVIRONMENTAL ASSESSMENTS:

Negative Declaration ND-00-04 has been prepared in accordance with CEQA. This document adequately addresses possible adverse environmental effects of this project. No significant impacts are anticipated.

PUBLIC HEARING NOTICE:

Legal Notice for the General Plan Amendment, Rezone, Tentative Subdivision Map, and Parcel Map was published on July 15, 2000. A total of 170 notices were sent to all property owners of record within a 300-foot radius of the subject property.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the request of First Baptist Church of Lodi for 1) a Use Permit allowing construction of a new facility for the First Baptist Church of Lodi ; and recommend to the City Council for 2) a General Plan Amendment and Rezoning to change from a PQP (Public-Quasi Public) designation with a P (Public) zoning, to an LDR (Low-Density Residential) designation with an R-1 (Single Family) zoning, for a project located at 109 North Mills Avenue. The recommendations shall be subject to the conditions listed in the attached resolutions.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the Requests with Alternate Conditions
- Deny the Requests
- Continue the Requests

ATTACHMENTS:

1. Vicinity Map
2. Site Plan
3. Draft Resolutions
4. Negative Declaration

RESOLUTION NO. P.C. 00-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI RECOMMENDING APPROVAL TO THE CITY COUNCIL THE REQUEST OF THE FIRST BAPTIST CHURCH OF LODI AND THE LODI UNIFIED SCHOOL DISTRICT, FOR A GENERAL PLAN LAND USE AMENDMENT CHANGING THE DESIGNATION FROM P-QP, PUBLIC QUASI PUBLIC TO LDR, LOW DENSITY RESIDENTIAL, FOR THE PROPERTY LOCATED AT 109 NORTH MILLS AVENUE, APN NO. 029-400-01.

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested General Plan Land Use Amendment in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments;

WHEREAS, the property is located at 109 North Mills Avenue, Lodi, CA 95242, Assessor's Parcel No. 029-400-01;

WHEREAS, the project proponent is the First Baptist Church of Lodi and the Lodi Unified School District, located at 19 South Central Lodi, CA 95240;

WHEREAS, the property has a General Plan designation of P-QP, Public Quasi Public;

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi as follows:

1. Negative Declaration File No. ND-00-04 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in this Resolution.
2. It is found that the parcel to be redesignated is the parcel located 109 North Mills Avenue, APN No. 029-400-01.
3. It is found that the requested General Plan Land Use Amendment for this property is not in conflict with adopted plans or policies of the General Plan of the City and will serve sound Planning practice.
4. The Planning Commission of the City of Lodi hereby recommends approval of the requested General Plan Land Use Amendment for 109 North Mills Avenue, parcel number 029-400-01 to the City Council of the City of Lodi, subject to the following additional conditions;

Dated: July 26, 2000

I hereby certify that Resolution No. 00-10 was passed and adopted by the Planning Commission of the City of Lodi at a meeting held on July 26, 2000, by the following vote:

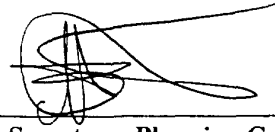
AYES: Commissioners: Beckman, Borelli, Crabtree, Heinitz, and Chairman McGladdery

NOES: Commissioners:

ABSENT: Commissioners: Schmidt

ABSTAIN: Commissioners: Mattheis

ATTEST:

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line and a loop.

Secretary, Planning Commission

RESOLUTION NO. P.C. 00-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
RECOMMENDING APPROVAL TO THE CITY COUNCIL THE REQUEST OF THE
FIRST BAPTIST CHURCH OF LODI AND THE LODI UNIFIED SCHOOL DISTRICT, TO
CHANGE THE ZONING FROM P, PUBLIC; TO R-1, SINGLE FAMILY RESIDENTIAL,
FOR THE PROPERTY LOCATED 109 NORTH MILLS AVENUE, ASSESSORS PARCEL
NO. 029-400-01**

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Rezoning in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments;

WHEREAS, the property is located at 109 North Mills Avenue, Lodi, CA 95242, Assessors Parcel No. 029-400-01;

WHEREAS, the project proponent is the First Baptist Church of Lodi and the Lodi Unified School District, 19 South Central Avenue, Lodi, CA 95240;

WHEREAS, the property has a Zoning designation of P, Public;

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi as follows:

1. Negative Declaration File No. ND-00-04 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in this Resolution.
2. It is found that the parcel to be Rezoned is the parcel located 109 North Mills Avenue, APN 029-400-01.
3. It is found that the requested Rezoning for this property is not in conflict with adopted plans or policies of the General Plan of the City and will serve sound Planning practice.
4. The Planning Commission of the City of Lodi hereby recommends approval of the requested Rezoning for the parcel located 109 North Mills Avenue, APN 029-400-01 to the City Council of the City of Lodi.

Dated: July 26, 2000

I hereby certify that Resolution No. 00-11 was passed and adopted by the Planning Commission of the City of Lodi at a meeting held on July 26, 2000, by the following vote:

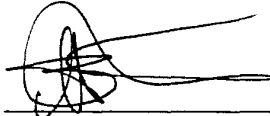
AYES: Commissioners: Beckman, Borelli, Crabtree, Heinitz, and Chairman
McGladdery

NOES: Commissioners:

ABSENT: Commissioners: Schmidt

ABSTAIN: Commissioners: Mattheis

ATTEST:



Secretary, Planning Commission

ORDINANCE NO. 1692

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING THE
OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
REZONING 109 NORTH MILLS AVENUE (APN 029-400-01)
FROM P, PUBLIC TO R-1, SINGLE-FAMILY RESIDENTIAL
(FIRST BAPTIST CHURCH OF LODI AND THE LODI UNIFIED SCHOOL DISTRICT)

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BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

5.9-acre parcel located at 109 North Mills Avenue (APN 029-400-01) is hereby rezoned from P, Public to R-1, Single-Family Residential, as shown on Exhibit "A" attached, which is on file in the office of the City Clerk.

Section 2. A Negative Declaration has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Planning Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in their Resolution No. P.C. 00-11.

Section 3 - No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4 - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 6. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 7. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 2000

STEPHEN J. MANN
Mayor

Attest:

SUSAN J. BLACKSTON
City Clerk

State of California
County of San Joaquin, ss.

I, Susan J. Blackston, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1692 was introduced at a regular meeting of the City Council of the City of Lodi held August 16, 2000 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____ by the following vote:

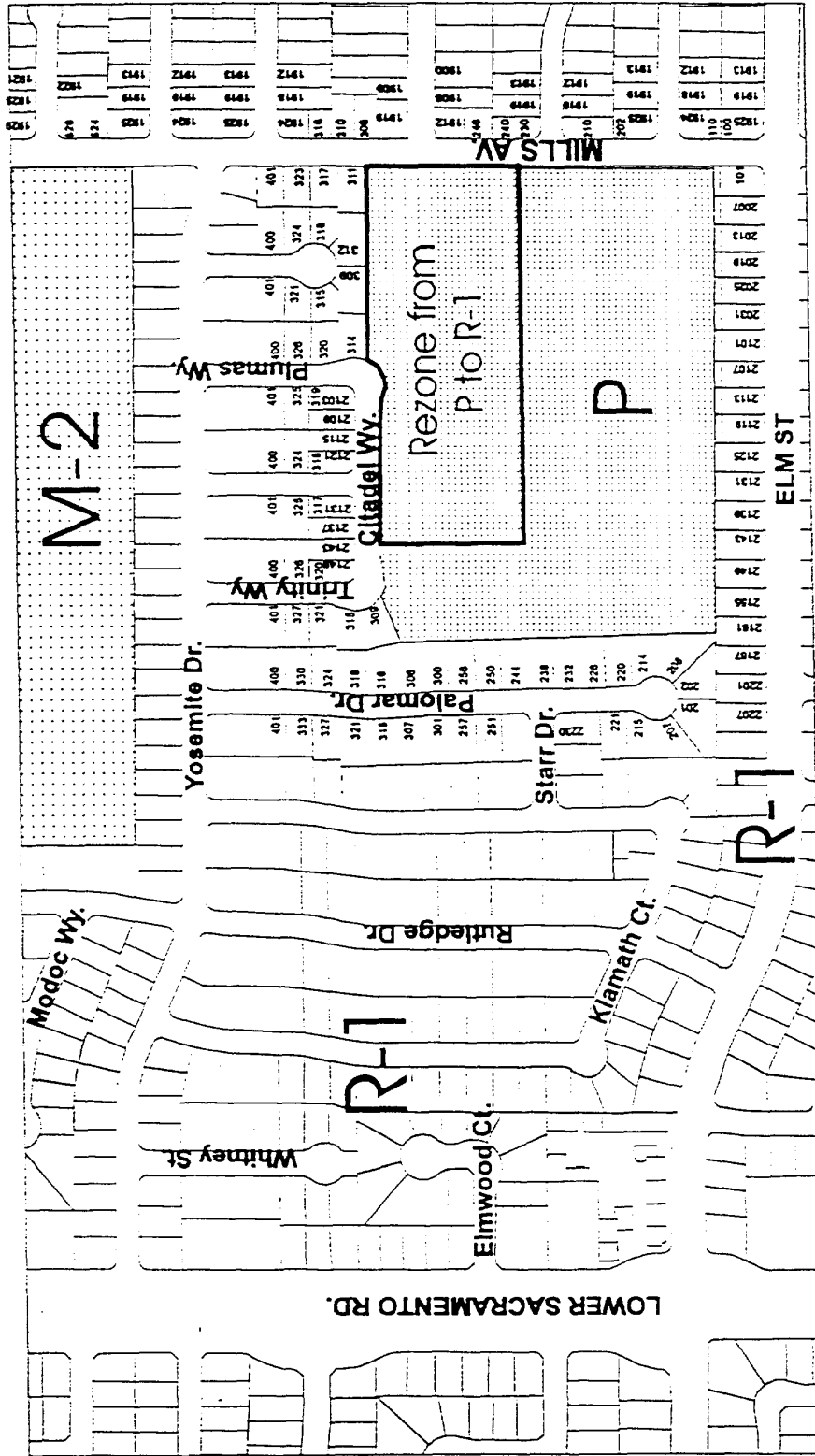
AYES:	COUNCIL MEMBERS –
NOES:	COUNCIL MEMBERS –
ABSENT:	COUNCIL MEMBERS –
ABSTAIN:	COUNCIL MEMBERS –

I further certify that Ordinance No. 1692 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

SUSAN J. BLACKSTON
City Clerk

Approved as to Form:

RANDALL A. HAYS
City Attorney



Proposed Rezoning

RESOLUTION NO. 2000-150

A RESOLUTION OF THE LODI CITY COUNCIL AMENDING
THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY
REDESIGNATING 109 NORTH MILLS AVENUE FROM PQP,
PUBLIC-QUASI PUBLIC TO LDR, LOW-DENSITY
RESIDENTIAL

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BE IT RESOLVED, by the City Council of the City of Lodi, that the Land Use Element of the Lodi General Plan is hereby amended by redesignating 109 North Mills Avenue from PQP, Public-Quasi Public to LDR, Low-Density Residential, as shown on Exhibit "A" attached, which is on file in the office of the Lodi City Clerk; and

BE IT FURTHER RESOLVED that a Negative Declaration ND-00-04 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Planning Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in their Resolution No. P.C. 00-10.

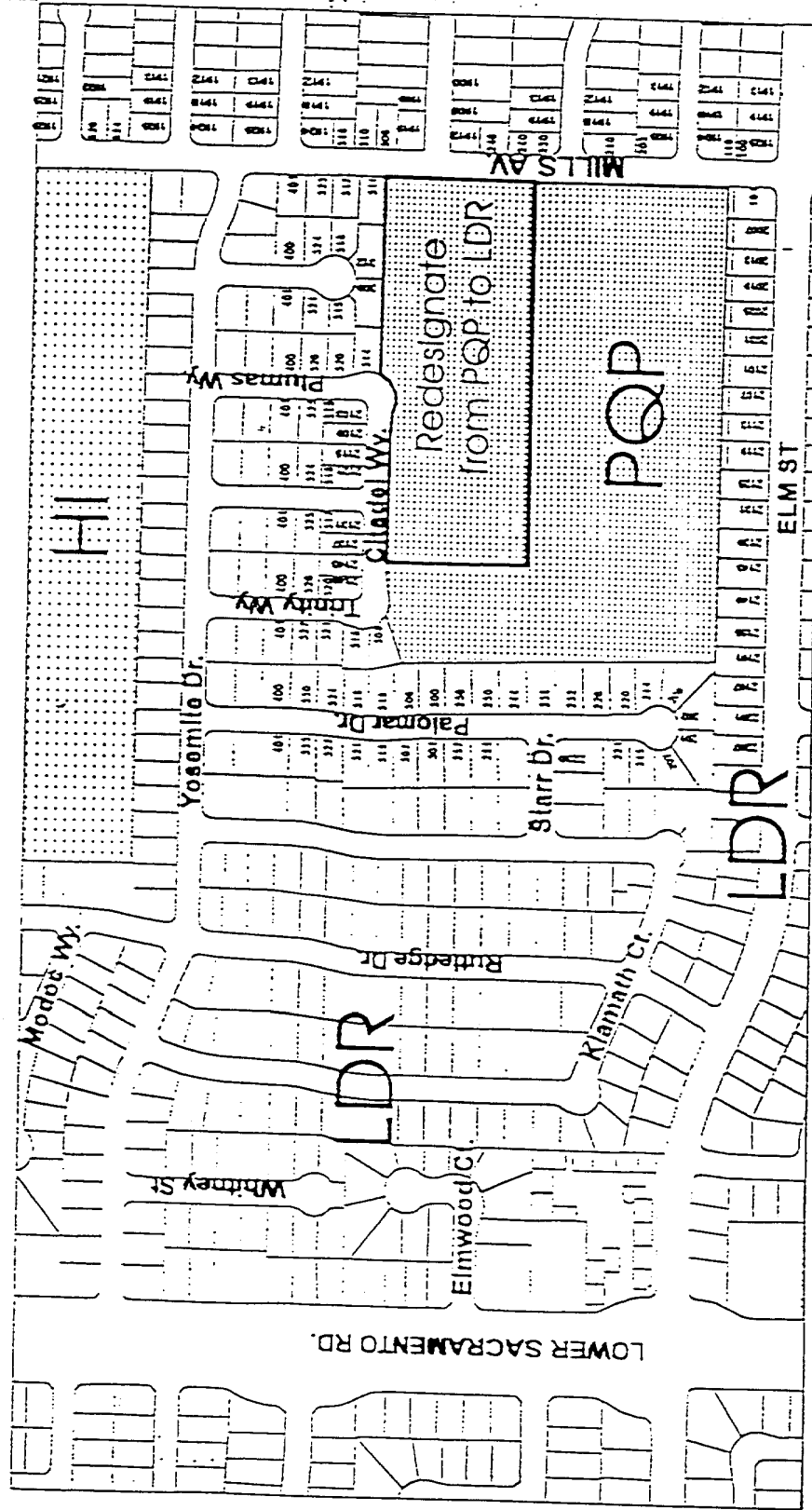
Dated: August 16, 2000

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I hereby certify that Resolution No. 2000-150 was passed and adopted by the Lodi City Council in a regular meeting held August 16, 2000 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi and Pennino
NOES: COUNCIL MEMBERS – None
ABSENT: COUNCIL MEMBERS – None
ABSTAIN: COUNCIL MEMBERS – Mann (Mayor)


SUSAN J. BLACKSTON
City Clerk



Proposed General Plan Amendment



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: August 16, 2000

Time: 7:00 p.m.

For information regarding this notice please contact:

Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 16, 2000** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) The Planning Commission's recommendation of approval to the City Council for a General Plan Amendment GPA-LU-00-01 and Rezoning Z-00-03 to change from PQP (Public-Quasi Public) designation with a P (Public) zoning, to LDR (Low-Density Residential) designation with an R-1 (Single Family), and certification of Negative Declaration ND-00-04 as adequate environmental documentation on behalf of First Baptist Church of Lodi and Lodi Unified School District (LUSD) for a property located at 109 North Mills Avenue

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

----- If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Susan J. Blackston
City Clerk

Dated: August 2, 2000

Approved as to form:

Randall A. Hays
City Attorney



DECLARATION OF MAILING

Set A Public Hearing For August 16, 2000 the Planning Commission's recommendation of approval to the City Council for a General Plan Amendment GPA-LU-00-01 and Rezoning First Baptist Church of Lodi and Lodi Unified School District (LUSD), 109 North Mills Avenue

On August 3, 2000 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 2, 2000, at Lodi, California.

ORDERED BY:

**SUSAN BLACKSTON
CITY CLERK, CITY OF LODI**

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

Lodi First Baptist Church/109 N. Mills Avenue

1. 02908402;CHENOWETH, ROY TR & JEAN EST ;PO BOX 298 ;MOUNTAIN RANCH ;CA;95246
2. 02909206;MCCARTHY, JAMES D ;2024 W ELM ST ;LODI ;CA;95242
3. 02922073;HOCKETT, STEVEN J & MELISSA G ;309 TRINITY WAY ;LODI ;CA;95242
4. 02910116;NITSCHKE, WILLYS H SR & D A TR;2161 W ELM ST ;LODI ;CA;95242
5. 02910208;XEPOLEAS, AMELIA L ETAL ;2124 W ELM ST ;LODI ;CA;95242
6. 02908501;WELCH, JOHN W ;PO BOX 690757 ;STOCKTON ;CA;95269
7. 02908604;BAUMGARTNER, LILA M ;401 N TRINITY WAY ;LODI ;CA;95242
8. 02910203;FEENEY, JAMES T ;2154 W ELM ST ;LODI ;CA;95242
9. 02908401;KIRST, GLYNICE A TR ;2341 W ELM ST ;LODI ;CA;95240
10. 02922052;DIEHL, DOUGLAS W TR ;309 SHASTA DR ;LODI ;CA;95242
11. 02922060;MCGARRAH, SHARON G ;2109 W CITDEL WAY ;LODI ;CA;95242
12. 02910117;GABRIEL PROPERTIES LP ;2155 W ELM ST ;LODI ;CA;95242
13. 02908301;TINSLEY, GREGORY B & DONNA F ;412 PLUMAS WAY ;LODI ;CA;95242
14. 02908505;WINCHELL, KENNETH L & DEBORAH ;400 N TRINITY WAY ;LODI ;CA;95242
15. 02908605;BLANCHARD, DAVID G & KERI ;400 PALOMAR DR ;LODI ;CA;95242
16. 02909101;MORONI, ANGELO & CLEMENTINE ;2119 W ELM ST ;LODI ;CA;95242
17. 02909207;SUTHERLAND, KIMBERLY ;2018 W ELM ST ;LODI ;CA;95240
18. 02908202;MULKINS, LYLE K & ROBERTA A ;2008 YOSEMITE DR ;LODI ;CA;95242
19. 02909103;HOPPE, MYRTLE M TR ;2107 W ELM ST ;LODI ;CA;95242
20. 02910114;SALOMON, GREG & LAURA ;5224 SPRINGRIDGE WAY ;SUISUN CITY ;CA;94585
21. 02909105;HITTLE, LLOYD E SR & BERNICE T;2031 W ELM ST ;LODI ;CA;95240
22. 02909106;VALONE, ROBERT F & ADELINE ET;2025 W ELM ST ;LODI ;CA;95242
23. 02909108;SUESS, FORREST E & GRACE E TR ;2013 W ELM ST ;LODI ;CA;95242
24. 02909109;BRASWELL, ALICE RUSSELL ETAL ;2007 W ELM ST ;LODI ;CA;95242
25. 02909110;WOODARD, LILLIAN G ;401 S MILLS AVE ;LODI ;CA;95242
26. 02909201;GUNDERT, JUDITH A ;2118 W ELM ST ;LODI ;CA;95240
27. 02909202;TRUJILLO, WILLIAM & B J ;2112 W ELM ST ;LODI ;CA;95242
28. 02909203;CAVANAUGH, JENEEN A ;2106 W ELM ST ;LODI ;CA;95242
29. 02909204;SAUSSER, LEE J JR & MARY JO TR;2100 W ELM ST ;LODI ;CA;95240

30. 02909205;TOSCHI, DENNIS P ;2030 W ELM ST ;LODI ;CA;95242
31. 02909208;MCCLUNG, JACK T & BOBBIE J ;2012 W ELM ST ;LODI ;CA;95242
32. 02909209;SASAKI, GEORGE K & L Y ;2006 W ELM ST ;LODI ;CA;95240
33. 02909210;ANEST, HELEN ETAL ;55 N MILLS AVE ;LODI ;CA;95240
34. 02922046;LOPEZ, ELUTERIO A SR & RITA R ;1825 COLLETTE ST ;LODI ;CA;95242
35. 02922051;KURTZ, ERIK K ;312 SHASTA DR ;LODI ;CA;95240
36. 02909102;FIERROS, CLAUDINA L TR ;2113 W ELM ST ;LODI ;CA;95240
37. 02909104;PARRY, JAMES & LILLIAN ;2101 W ELM ST ;LODI ;CA;95242
38. 02922020;FLANAGAN, JOHN & DEBORAH ;301 N PALOMAR ;LODI ;CA;95242
39. 02909107;MILLER, KENNETH & PATSY ;2019 W ELM ST ;LODI ;CA;95242
40. 02922022;BLAKE, JEFF & KIM ;251 PALOMAR DR ;LODI ;CA;95242
41. 02922047;PARKINSON, ROBERT D & BARBARA ;317 N MILLS AVE ;LODI ;CA;95242
42. 02910120;MARZOLF, WILLIS LEE & VICKIE R;2139 W ELM ST ;LODI ;CA;95242
43. 02910201;VANDERHAMM, BRADLEY & D M ;116 N CALIFORNIA ST ;LODI ;CA;95240
44. 02910113;CLARK, RICHARD J & S ;2201 W ELM ST ;LODI ;CA;95240
45. 02922055;BADANO, TONY S JR ;326 N PLUMAS WAY ;LODI ;CA;95242
46. 02910115;FISCHER, ROBERT & SANDRA ;2167 W ELM ST ;LODI ;CA;95242
47. 02910118;GOEHRING, RONNIE L & B M ;2149 W ELM ;LODI ;CA;95242
48. 02922071;HAYES, MICHAEL C & TRACEY A ;564 GRANDE RIO DR ;WOODBIDGE
;CA;95258
49. 02910119;OKAZAKI, HARUKO TRUSTEE ;2143 W ELM ST ;LODI ;CA;95240
50. 02910121;KRAEMER, DARREN D & J ;2131 W ELM ST ;LODI ;CA;95240
51. 02910122;KILROY, STEPHEN P & BERYL TR ;2125 W ELM ST ;LODI ;CA;95242
52. 02910202;LANCHESTER, RALPH E & W J ;2160 W ELM ST ;LODI ;CA;95240
53. 02910205;HEMPHILL, GEORGE L & L J ;2142 W ELM ST ;LODI ;CA;95240
54. 02910206;LAPPE, GARY & COLLEEN ;2136 W ELM ST ;LODI ;CA;95240
55. 02910207;BALTZER, GLENARD & CLAIRE J ;2130 W ELM ST ;LODI ;CA;95240
56. 02910501;KUBLER, WALTER & A V ;55 ALLEN DRIVE ;LODI ;CA;95240
57. 02922043;RIVERA, IRENE J ;2553 COTTONWOOD DR ;LODI ;CA;95242
58. 02908502;KIRST, GLYNICE A TR ;2341 W ELM ST ;LODI ;CA;95240
59. 02908503;ISAACS, GEORGE E & ZIALCITA ;407 LASSEN DR ;LODI ;CA;95242
60. 02910204;BENDIK, JOHN A & TINA ;2148 W ELM ST ;LODI ;CA;95240

61. 02921011;HOFFMAN, WILLIAM JR ETAL ;2211 W ELM ST ;LODI ;CA;95240
62. 02922023;MUNSCH, DALE R & KATIE L ;2235 STARR DR ;LODI ;CA;95242
63. 02922026;MILLER, SCOTT A & DEBBIE A ;221 PALOMAR DR ;LODI ;CA;95242
64. 02922028;BELTZ, JIMMY C & DEEANN ;PO BOX 2033 ;LODI ;CA;95241
65. 02922034;SHAW, JOHN G & SHIRLEY A ;226 PALOMAR DR ;LODI ;CA;95242
66. 02922036;BARRAZA, CARMEN H ;238 PALOMAR DR ;LODI ;CA;95242
67. 02922037;HONKALA, PHILIP & KAREN ;244 PALOMAR DR ;LODI ;CA;95242
68. 02922053;JORDAN, JOAN E ;315 SHASTA DR ;LODI ;CA;95240
69. 02922063;MILES, FLORENCE M TR ;324 LASSEN DR ;LODI ;CA;95242
70. 02922069;JONES, RICHARD A & DELLA A ;326 TRINITY WAY ;LODI ;CA;95242
71. 02908205;LIND, ESTHER ;2080 SYLVAN WAY #1311 ;LODI ;CA;95242
72. 02908304;BRIKEY, EDITH M ETAL ;401 SHASTA DR ;LODI ;CA;95242
73. 02921012;NAKAMURA, NORMAN K ;2217 W ELM ST ;LODI ;CA;95242
74. 02922016;STEENBLOCK, EUGENE & EDNA ;327 PALOMAR DRIVE ;LODI ;CA;95240
75. 02922017;MOORE, JAMES D & LINDA ;321 N PALOMAR DR ;LODI ;CA;95242
76. 02922018;EVANS, CRAIG W & JULIE ;315 PALOMAR DR ;LODI ;CA;95240
77. 02922019;EDWARDS, AKIYE JOYCE ;307 PALOMAR DR ;LODI ;CA;95242
78. 02922021;NEEL, JOANNE A ;257 PALOMAR DR ;LODI ;CA;95240
79. 02922024;TAYLOR, LARUE M ;2240 STARR DR ;LODI ;CA;95242
80. 02922025;BRAGER, JIM J SR & G A ;2230 STARR DR ;LODI ;CA;95240
81. 02922027;SEGALE, SHELLY L ;215 PALOMAR DR ;LODI ;CA;95240
82. 02922029;HUESTIS, MICHAEL R & S ;201 PALOMAR ;LODI ;CA;95240
83. 02940002;RAY, MAURICE O JR TR ;755 S FAIRMONT AVE SUITE A-1 ;LODI
;CA;95240
84. 02922030;BOLEWINE, SUE M ;202 PALOMAR DR ;LODI ;CA;95242
85. 02922031;KNOEDLER, ROBERT H & B A ;208 PALOMAR DR ;LODI ;CA;95240
86. 02922032;DELMAS, JOHN & JULIA ;214 PALOMAR DR ;LODI ;CA;95240
87. 02922033;MCGARRY, ROBERT H & J G ;220 N PALOMAR DR ;LODI ;CA;95240
88. 02922035;COLE, KAREL JONES ;232 N PALOMAR DR ;LODI ;CA;95240
89. 02922038;BROWN, DANIEL & DEBRA M ;250 N PALOMAR DR ;LODI ;CA;95242
90. 02922039;ANDERSON, VIVIAN L ;256 PALOMAR DR ;LODI ;CA;95242
91. 02922040;LIND, CHRIS J ;300 PALOMAR DR ;LODI ;CA;95242

92. 02922041;MARZOLF, MYRON & THERESA ;306 PALOMAR ;LODI ;CA;95240

93. 02922042;GARCIA, ROBERT J & T A ;312 N PALOMAR DR ;LODI ;CA;95240

94. 02922044;SCANNAVINO, GARY & LEANNE TR E;5463 E CHEROKEE RD ;STOCKTON
;CA;95215

95. 02922045;TSUSAKI, TAKEO TR ;330 PALOMAR DR ;LODI ;CA;95240

96. 02922048;TRAVIS, BASIL BRIAN ;PO BOX 287 ;LODI ;CA;95241

97. 02922049;LIRA, ROBERT ;PO BOX 1392 ;LODI ;CA;95241

98. 02922050;SCHLABS, CLARA D ;318 N SHASTA DR ;LODI ;CA;95242

99. 02922054;HARTWIG, RAYMOND L JR & C ;321 SHASTA DR ;LODI ;CA;95240

100. 02922056;BARKER, GREGORY G & C ;320 PLUMAS WY ;LODI ;CA;95240

101. 02922057;KENKEL, EDWARD A JR & JULIE ;314 PLUMAS WAY ;LODI ;CA;95242

102. 02922058;BUNNELL, PAULA A ETAL ;12526 MUNDY LN ;LODI ;CA;95240

103. 02922059;GUTIERREZ, MARLENE S ETAL ;541 S HAM LN STE C ;LODI ;CA;95242

104. 02922061;GRIMSLEY, CHRISTINE A ;2115 CITADEL WAY ;LODI ;CA;95242

105. 02922062;BORIACK, VERA V TRUSTEE ;318 LASSEN DR ;LODI ;CA;95240

106. 02922064;PERRY, LOREN R & J TRS ;1225 E ACAMPO RD ;ACAMPO ;CA;95220

107. 02922065;BRAUER, CRAIG R & L M ;2351 SAINT ANTON DR ;LODI ;CA;95242

108. 02922066;WILLEY, JOHN A ;102 BENSON DR ;LODI ;CA;95242

109. 02922067;WATERS, T JUDY ;2143 CITADEL WAY ;LODI ;CA;95240

110. 02922068;FORE, NOBLE D II ;320 TRINITY WAY ;LODI ;CA;95242

111. 02922070;RILEY, BRUCE & GINGER ;327 TRINITY WAY ;LODI ;CA;95242

112. 02922072;QUARNSTROM, JUDY A ;315 TRINITY WAY ;LODI ;CA;95240

113. 02908201;NELSON, RONALD E & MARY JEAN ;PO BOX 1310 ;TRINIDAD ;CA;95570

114. 02908203;COLLINS, SHIRLEY J ;405 N MILLS AVE ;LODI ;CA;95240

115. 02908302;SCHNELL, LLOYD T ;PO BOX 2641 ;LODI ;CA;95241

116. 02908303;VUKOVICH, MICHAEL & NONA ;407 N SHASTA DR ;LODI ;CA;95240

117. 02908305;NEUGEBAUER, GARY D & V J ;400 PLUMAS WY ;LODI ;CA;95240

118. 02908306;WOEHL, LARRY & SIERRA ;406 PLUMAS WAY ;LODI ;CA;95240

119. 02908403;HANNA, BRYAN A & K A ;18660 LODESTONE ST ;WOODBIDGE ;CA;95258

120. 02908404;DISCH, ANNA L ;401 PLUMAS WAY ;LODI ;CA;95242

121. 02908405;BENDER, IRVIN R & L TRS ;PO BOX 1014 ;WOODBIDGE ;CA;95258

122. 02908406;BINDER, LUCILLE F TR ;406 LASSEN DR ;LODI ;CA;95242

123. 02908504;RUF, MARGUERITE ;401 LASSEN DR ;LODI ;CA;95242

124. 02908506;KOSAKA, GERALD & BRENDA ;406 TRINITY WAY ;LODI ;CA;95240

125. 02908606;KRAMER, KENNETH L & BRENDA K ;806 E WOODS ST ;WOODBIDGE
;CA;95258

126. 03507035;NIKOR, CONST CO INC ;7475 MURRAY DR SUITE 21A ;STOCKTON
;CA;95210

127. 03508008;MORACO, MARTHA O ;1824 MARIPOSA WAY ;LODI ;CA;95242

128. 03509005;HIROKANE, TAKEO & FLORA EIKO ;326 TIOGA DR ;LODI ;CA;95242

129. 03509007;FLAHERTY, JAMES E & JULIA M TR;1918 MARIPOSA WAY ;LODI
;CA;95242

130. 03510002;WIEDERRICH, MABLE TR ;1919 W LOCUST ST ;LODI ;CA;95242

131. 03510023;MOHRMANN, ELMER L & BETTIE M ;1918 W LOCUST ;LODI ;CA;95242

132. 03509004;PETERS, TIMOTHY & JOAN ;1907 MARIPOSA WAY ;LODI ;CA;95242

133. 03509006;O CONNOR, DAVID A & GWEN E ;1912 MARIPOSA WAY ;LODI ;CA;95242

134. 03510021;BENBROOK, LYNN E & SUSANNE L T;518 PLUM CT ;LODI ;CA;95242

135. 03510027;BROWN, DAVID E & JUNE E TR ;807 EVERT CT ;LODI ;CA;95242

136. 03517702;HEATH, CRAIG L & KIMBERLY K ;306 N MILLS AVE ;LODI ;CA;95242

137. 03517705;HEYD, DAVID H & KATHERINE A ;1905 W LOCKEFORD ST ;LODI
;CA;95242

138. 03511017;LODI UNIFIED, SCHOOL DIST ; ; ; ;00000

139. 03507034;LAWSON, ROBERT A & ELIZABETH T;1924 COLETTE ST ;LODI ;CA;95242

140. 03510025;WUTZKE, GERHARD ;2046 PETERSBURG WAY ;LODI ;CA;95242

141. 03507022;SHOCKLEY, STEPHEN & WANDA ETAL;PO BOX 71 ;BURSON ;CA;95225

142. 03507024;CORRAL, ELIODORO & AMALIA TR ;1918 COLETTE ST ;LODI ;CA;95240

143. 03507025;DI FRANCO, DOMINIC JR & F ;1912 W COLETTE ST ;LODI ;CA;95240

144. 03507026;MEHLHAFF, DONALD A & N E ;1906 COLETTE ST ;LODI ;CA;95242

145. 03507027;SCHMIDT, MADELYN R TR ;1900 COLETTE ST ;LODI ;CA;95240

146. 03508001;GALVAN, ROGELIO & PAULA ETAL ;1850 W LOCKEFORD ;LODI ;CA;95240

147. 03508006;LANG, GERALD W & M K ;1901 MARIPOSA WAY ;LODI ;CA;95242

148. 03508007;NATION, LARRY & SUZANNE ;1900 MARIPOSA WY ;LODI ;CA;95240

149. 03509002;JOHNSON, LOWELL & MARIA ;1919 MARIPOSA WY ;LODI ;CA;95242

150. 03509003;KRAUSE, HARLAN & PEGGY ;1913 MARIPOSA WAY ;LODI ;CA;95240

151. 03509008;MANGRICH, RONNIE L & C L ;210 N MILLS AV ;LODI ;CA;95240

152. 03510001;NICKOLSON, KATHERINE ;202 N MILLS AVE ;LODI ;CA;95242

- 153. 03510003;LANCASTER, MIYUKI TR ;1913 W LOCUST ST ;LODI ;CA;95242
- 154. 03510004;SHIMOZAKI, K C & JUNE H ;1907 W LOCUST ST ;LODI ;CA;95240
- 155. 03510005;KOMATSU, MITSUGI & MIEKO S TR ;1901 W LOCUST ST ;LODI
;CA;95242
- 156. 03510020;HOOVER, DONALD R & KIM A ;1900 W LOCUST ST ;LODI ;CA;95242
- 157. 03510022;HUTMACHER, DONALD F TR ;1912 W LOCUST ST ;LODI ;CA;95242
- 158. 03510024;BUTTELL, ILENE ETAL ;572 SANDSTONE CT ;WOODBIDGE ;CA;95258
- 159. 03510026;DE LA CRUZ, REYNALDO & SABINA ;1919 W ELM ST ;LODI ;CA;95240
- 160. 03510028;HELVEY, ALBERT & K B ;1907 W ELM ST ;LODI ;CA;95242
- 161. 03510029;FERGUSON, HOWARD S & JEAN ;1901 W ELM ST ;LODI ;CA;95242
- 162. 03517601;COLLINS, ROY L & SANDRA TR ETA;PO BOX S ;WOODBIDGE ;CA;95258
- 163. 03517602;VAUGHAN, MYRNA JOY ;246 N MILLS AVE ;LODI ;CA;95242
- 164. 03517603;EVANS, MARION T TR ;1906 W LOCKEFORD ST ;LODI ;CA;95242
- 165. 03517604;COLLINS, ROY L & SANDRA TR ETA;PO BOX S ;WOODBIDGE ;CA;95258
- 166. 03517701;NAEEM, MOHAMMAD ;310 N MILLS AVE ;LODI ;CA;95242
- 167. 03517703;COLLINS, ROY L & SANDRA TR ETA;PO BOX S ;WOODBIDGE ;CA;95258
- 168. 03517704;SNEED, BENNY J & M L ;1909 W LOCKEFORD ;LODI ;CA;95240
- 169. 03517713;COMPORATO, ANTHONY V & A ;1901 W LOCKEFORD ST ;LODI ;CA;95240
- 170. 03509001;BUZUNIS, GARY & LOUELLA ;946 LUCAS RD ;LODI ;CA;95242